



UTAH Senate

CONFLICT OF INTEREST & FINANCIAL DISCLOSURE

All versions of this document, including amended versions, shall remain on the legislative website and in the House main office(hard copy) for two years from the date the completed form is received by the Chief Clerk.

NOTE: "preceding year" means the year immediately preceding the day on which the officeholder files a Conflict of Interest form. [UCA: 20A-11-1602\(6\)](#)

Date: January 22, 2017

Name of officeholder: Wayne Niederhauser

Employment

([2014 Gen. Session, HB 394](#): An officeholder is required to disclose each of the officeholder's current employers, as well as employers during the preceding year.)

Current Employer(s)	Description of Employment	Occupation and/or job title
STATE OF UTAH	STATE SENATE	SENATOR
FREEDOM EAGLE REALTY PLLC	REAL ESTATE BROKERAGE	MEMBER

Preceding Year's Employer(s)	Description of Employment	Occupation and/or job title

Entities in which you are an owner or officer.

[2014 Gen. Session, HB 394, pg.21]

Current Year: Entity Name	Type of business or activity conducted by each entity	Your position in each entity
GMMN Holdings, LLC	Real Estate Management	Manager
Salem Capital, LLC	Real Estate Management	Manager
CMN Investment	Real Estate Management	Manager
West Jordan Gateway Office Park Association, Inc.	Office Owners Association	Trustee
C.W. Management Corp.	Real Estate Management	Vice President
Springview Farms Homeowners Association, Inc.	Homeowners Association	Trustee
West Jordan Gateway, LLC.	Real Estate Management	Manager
MCN Capital, LLC.	Real Estate Management	Manager
Old Mill Capital	Real Estate Development	Manager
Canyon Centre Capital, LLC.	Real Estate Development	Member
WJG 9071 Condo Association	Office Owners Association	Trustee
CW Real Estate Services	Real Estate Brokerage	Member
CW Property Management	Real Estate Property Management	Member
Stone Fly Development Corp	Real Estate Development	Sec/Treasurer
Committee to Elect Wayne Niederhauser	Political Committee	Candidate
Granite Assets, LP	Investment Management	Member
Steam Mill Capital, LP	Real Estate Management	Member
Aspen Development Corp	Real Estate Management	President
Riverside Cove Homeowners Assocaition, Inc	Homeowners Association	Trustee
CW. Homes, LLC	Home Building	Member
Freedom Eagle Realty PLLC	Real Estate Brokerage	Member
MGM Hangars, LLC	Real Estate Holding Company	Member

Preceding Year: Entity Name	Type of business or activity conducted by the entity	Your position in each entity
GMMN Holdings, LLC	Real Estate Management	Manager
Salem Capital, LLC	Real Estate Management	Manager
CMN Investment	Real Estate Management	Manager
West Jordan Gateway Office Park Association, Inc.	Office Owners Association	Trustee
C.W. Management Corp.	Real Estate Management	Vice President
Springview Farms Homeowners Association, Inc.	Homeowners Association	Trustee
West Jordan Gateway, LLC.	Real Estate Management	Manager
MCN Capital, LLC.	Real Estate Management	Manager
Old Mill Capital	Real Estate Development	Manager
Canyon Centre Capital, LLC.	Real Estate Development	Member
WJG 9071 Condo Association	Office Owners Association	Trustee
CW Real Estate Services	Real Estate Brokerage	Member
CW Property Management	Real Estate Property Management	Member
Stone Fly Development Corp	Real Estate Development	Sec/Treasurer
Committee to Elect Wayne Niederhauser	Political Committee	Candidate
Granite Assets, LP	Investment Management	Member
Steam Mill Capital, LP	Real Estate Management	Member
Aspen Development Corp	Real Estate Management	President
Riverside Cove Homeowners Assocaiton, Inc	Homeowners Association	Trustee
CW. Homes, LLC	Home Building	Member

Each individual or entity from whom the regulated officeholder has received \$5,000 or more *in income* currently and during the preceding year.

[2014 Gen. Session, HB 394, pg.21]

NOTE: UCA 20A-11-1604(5)(b) "in making the disclosure..., a regulated officeholder who provides goods or services to multiple customers or clients as part of a business or a licensed profession is only required to provide the information described in Subsection (4)(e) in relation to the entity or practice through which the regulated officeholder provides the goods or services and is not required to provide the information described in Subsection (4)(e) in relation to the regulated officeholder's customers or clients."

Name of individual or entity	Type of business or activity conducted by the entity
GMMN Holdings, LLC	Real Estate Management
Salem Capital, LLC	Real Estate Management
C.W. Management Corp.	Real Estate Management
MCN Capital, LLC.	Real Estate Management
Old Mill Capital	Real Estate Development
Canyon Centre Capital, LLC.	Real Estate Development
CW Real Estate Services	Real Estate Brokerage
Stone Fly Development Corp	Real Estate Development
Granite Assets, LP	Investment Management
Aspen Development Corp	Real Estate Management
CW. Homes, LLC	Home Building
Freedom Eagle Realty PLLC	Real Estate Brokerage

Each entity in which you currently hold any stocks or bonds having a fair market value of \$5,000 or more, including info for the preceding year.

[2014 Gen. Session, HB 394, pg.21]

(excludes funds that are managed by a third party, including blind trusts, managed investment accounts, and mutual funds)

Name of entity	Type of business or activity conducted by the entity
ASPEN DEVELOPMENT CORP	REAL ESTATE MANAGEMENT, DEVELOPMENT AND BROKERAGE
CW MANAGEMENT CORP	REAL ESTATE MANAGEMENT, DEVELOPMENT AND BROKERAGE
STONE FLY DEVELOPMENT CORP	REAL ESTATE MANAGEMENT, DEVELOPMENT AND BROKERAGE

Entity or organization for which you serve on the board of directors or in any other type of paid leadership capacity (include current and preceding year).

[2014 Gen. Session, HB 394, pg.21]

**(only required to list those entities not already listed in responses to questions 3, 4, or 5)*

Name of entity or organization	Type of business or activity conducted by the entity	Your position in the entity or organization
ENVISION UTAH	COMMUNITY PLANNING ORG	BOARD MEMBER
CRIMINAL JUSTICE ADV	CO. CRIMINAL JUSTICE BD	BOARD MEMBER
VISIT SALT LAKE	SALT LAKE CVB	BOARD MEMBER
SHAKESPEARE FEST	ARTS ORG	BOARD MEMBER
AM LEG EX COUNCIL	NATIONAL POLICY GROUP	BOARD MEMBER
SPF	NATIONAL SENATE PRESIDENT	BOARD MEMBER
UTAH SPORTS COMM	SPORTS ORGANIZATION	BOARD MEMBER
ASSEMBLY OF STATE LEG	NATIONAL LEGISLATIVE ORG.	BOARD MEMBER

Description of any real property in which the legislator holds an ownership or other financial interest that the legislator believes may constitute a conflict of interest.

(optional)

[2014 Gen. Session, HB 394, pg.22]

Description of the real property	Description of the type of interest held by the legislator
7359 WASATCH BLVD., COTTONWOOD HEIGHTS	CANYON CENTRE CAPITAL, LLC-MANAGER
1150 S. MILL ROAD, SPANISH FORK	OLD MILL CAPITAL, LLC.- MANAGER
14400 SOUTH 1300 WEST, BLUFFDALE	GMMN HOLDINGS, LLC- MEMBER
9067 SOUTH 1300 WEST, WEST JORDAN	WEST JORDAN GATEWAY, LLC- MANAGER
14500 SOUTH 1300 WEST, BLUFFDALE	CW MANAGEMENT CORP
2003 SOUTH 1640 WEST, WOODS CROSS	MGM HANGRS, LLC.- MEMBER
558 NORTH REDWOOD ROAD, SLC	GRANITE ASSETS, LP- PARTNER

Name of spouse and any other adult residing in your household who is not related by blood or marriage, and their employment information. Include current employer(s) and employer(s) during the preceding year.

[2014 Gen. Session, HB 394, pg.22]

Name of Spouse: MELISSA NIEDERHAUSER

Spouse's current employer	Address
CANYONS SCHOOL DISTRICT	9150 S. 500 W SANDY, UT 84070
Spouse's employer in the preceding year	Address
CANYONS SCHOOL DISTRICT	9150 S. 500 W SANDY, UT 84070

Information for other adults not related by blood or marriage who are living in the same home as officeholder.

Name of Individual	Brief description of employment & occupation

Any other matter or interest you believe may constitute a conflict of interest. *(optional)*

[\[2014 Gen. Session, HB 394, pg.22\]](#)

I certify that I believe the information provided on this form is true and accurate to the best of my knowledge.

s/ Wayne Niederhauser
(Signature of Legislator)

January 22, 2017
(Date)

Received by the Secretary of the Senate:

January 23, 2017
(Date)